

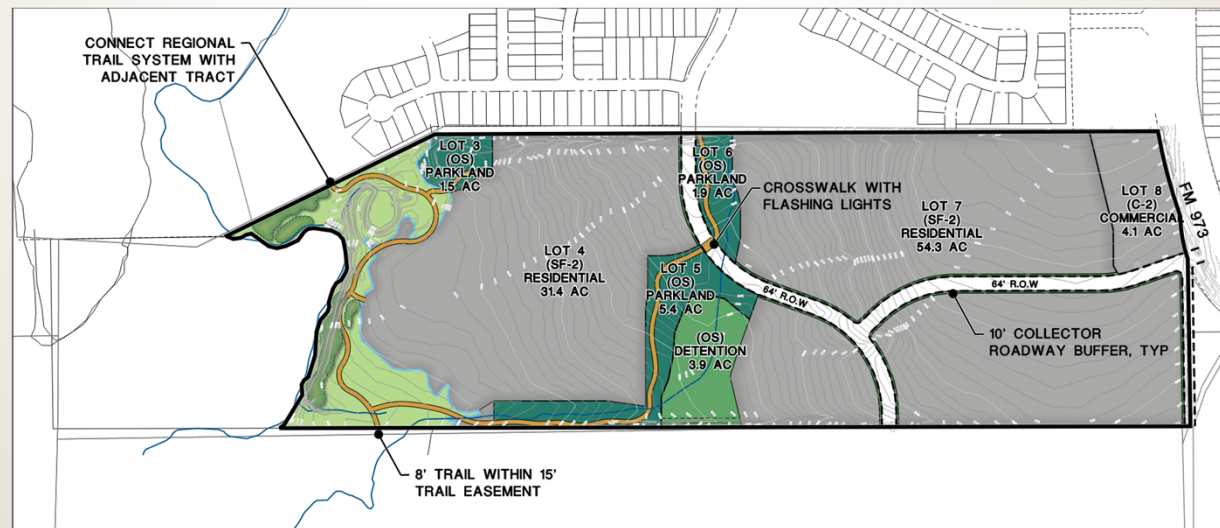


OKRA – FINAL PUD

Located off FM 973

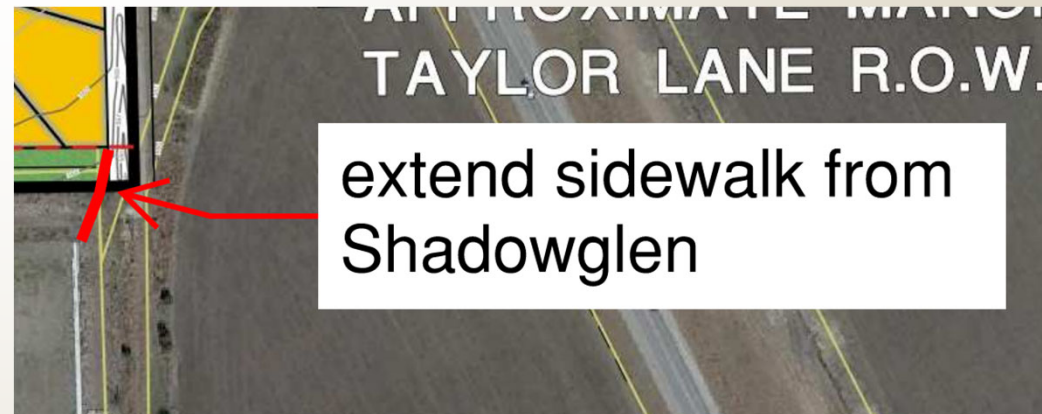
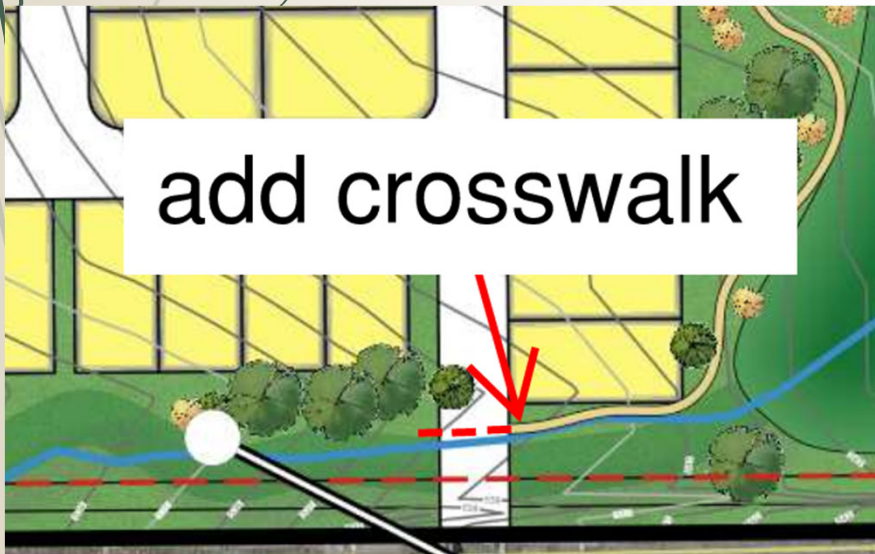
OKRA

- 113.415 acres
- Currently zoned C2
- Proposed mix-use development with commercial and residential



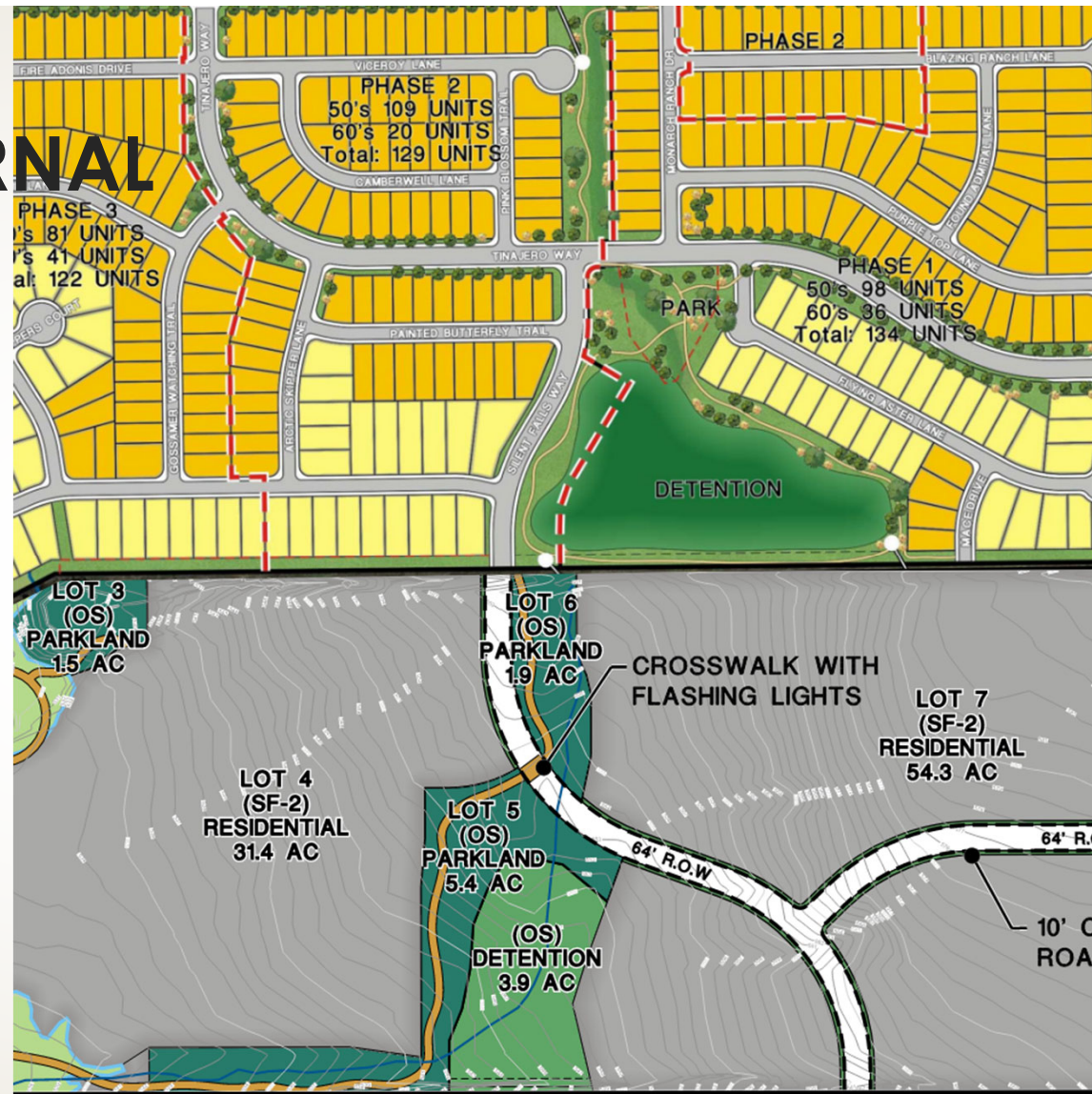
PUD PARKLAND REQUESTS

- Add crosswalk over Caldera Way to connect internal trail to regional trail
- Extend sidewalk from Shadowglen to Okra's entrance

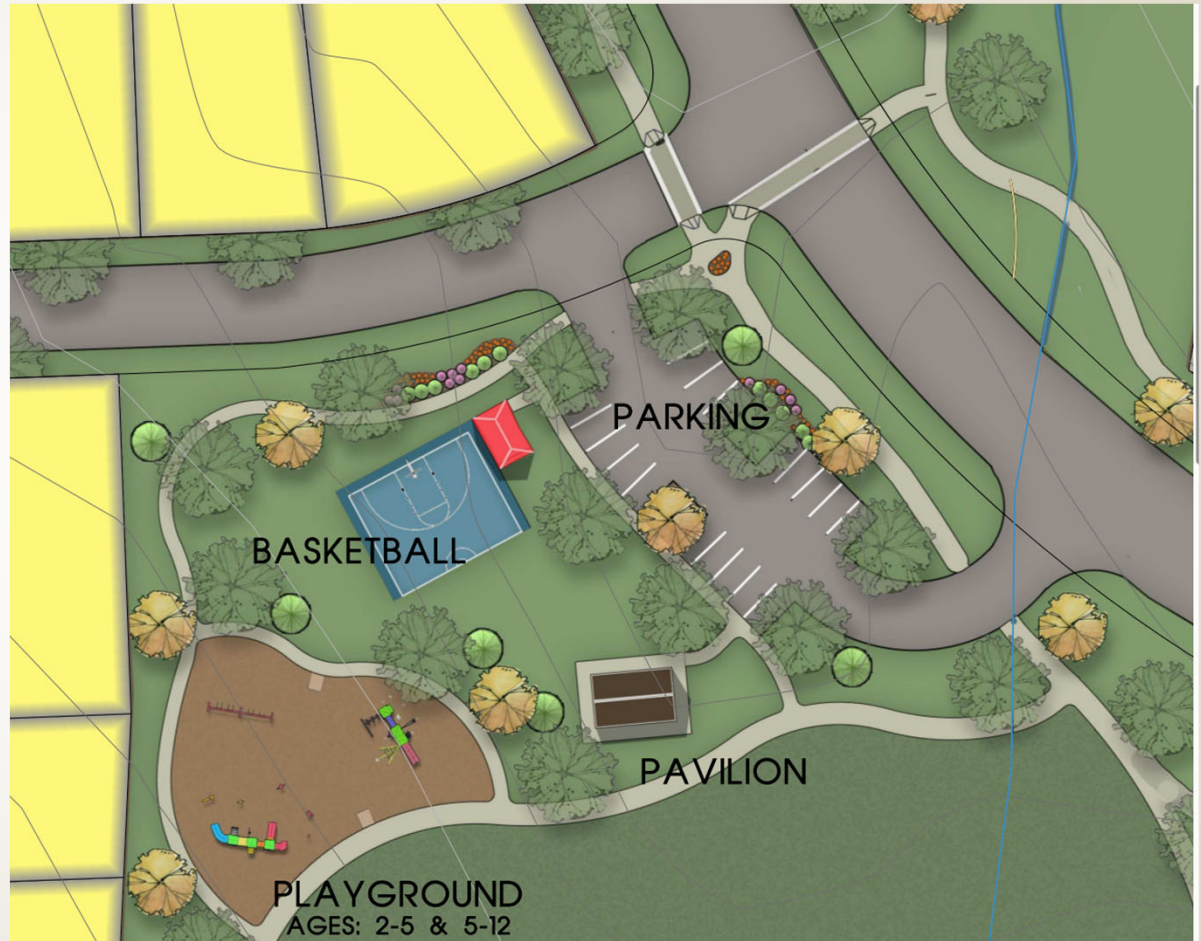


PARKLAND- INTERNAL

- Connected to Monarch Ranch's public parkland land through trails and a crosswalk
- 8.8 acres
 - Detention is **not** included in the parkland calculation
- Amenities:
 - Two playgrounds
 - Min. 20 Parking Spaces
 - Dog park
 - Basketball court
 - Pavilion



PARKLAND CONCEPT



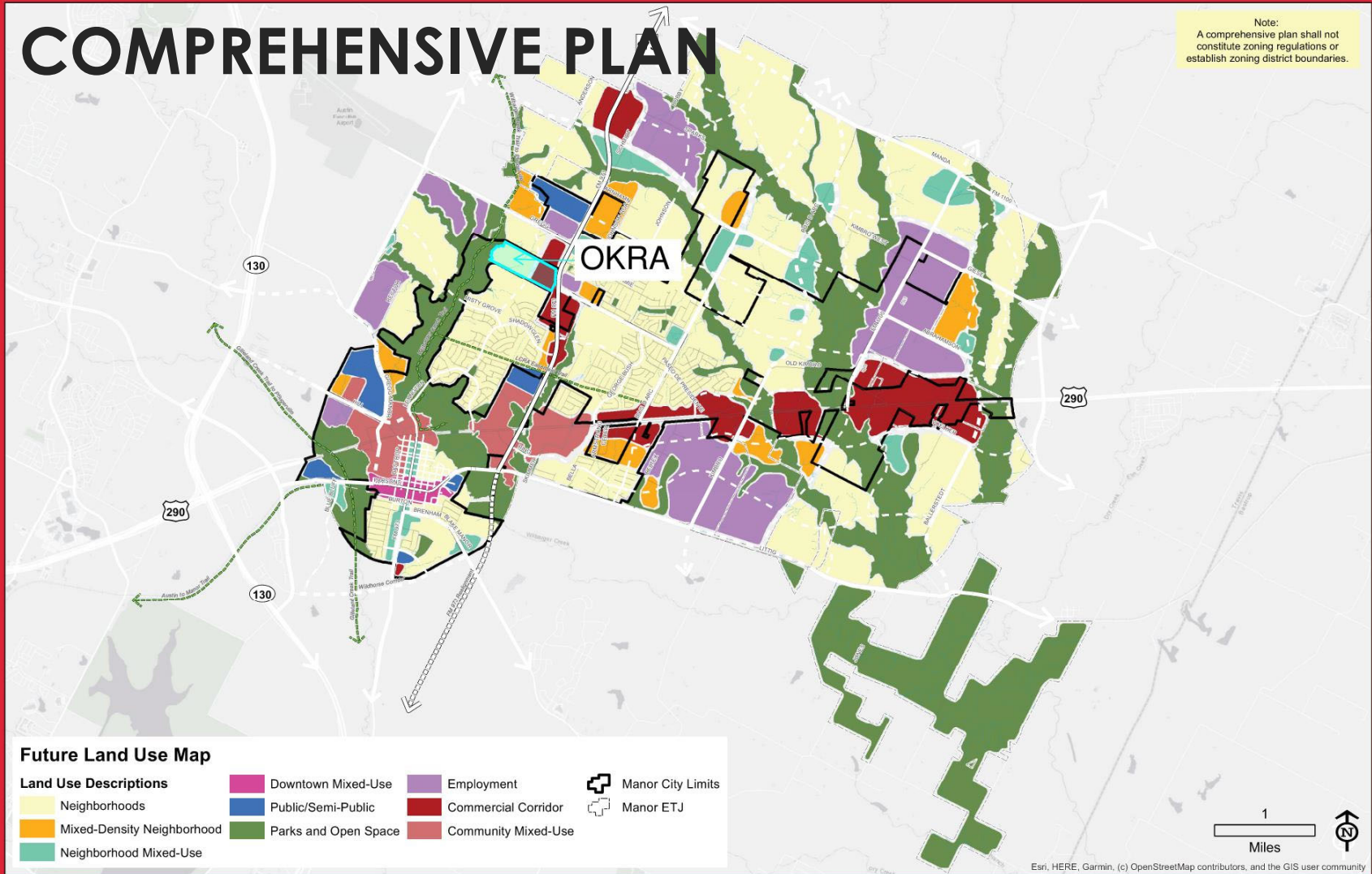
ADDITIONAL PARK AREA - REGIONAL TRAIL



- Smaller Park area off the Regional Trail with street parking

COMPREHENSIVE PLAN

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

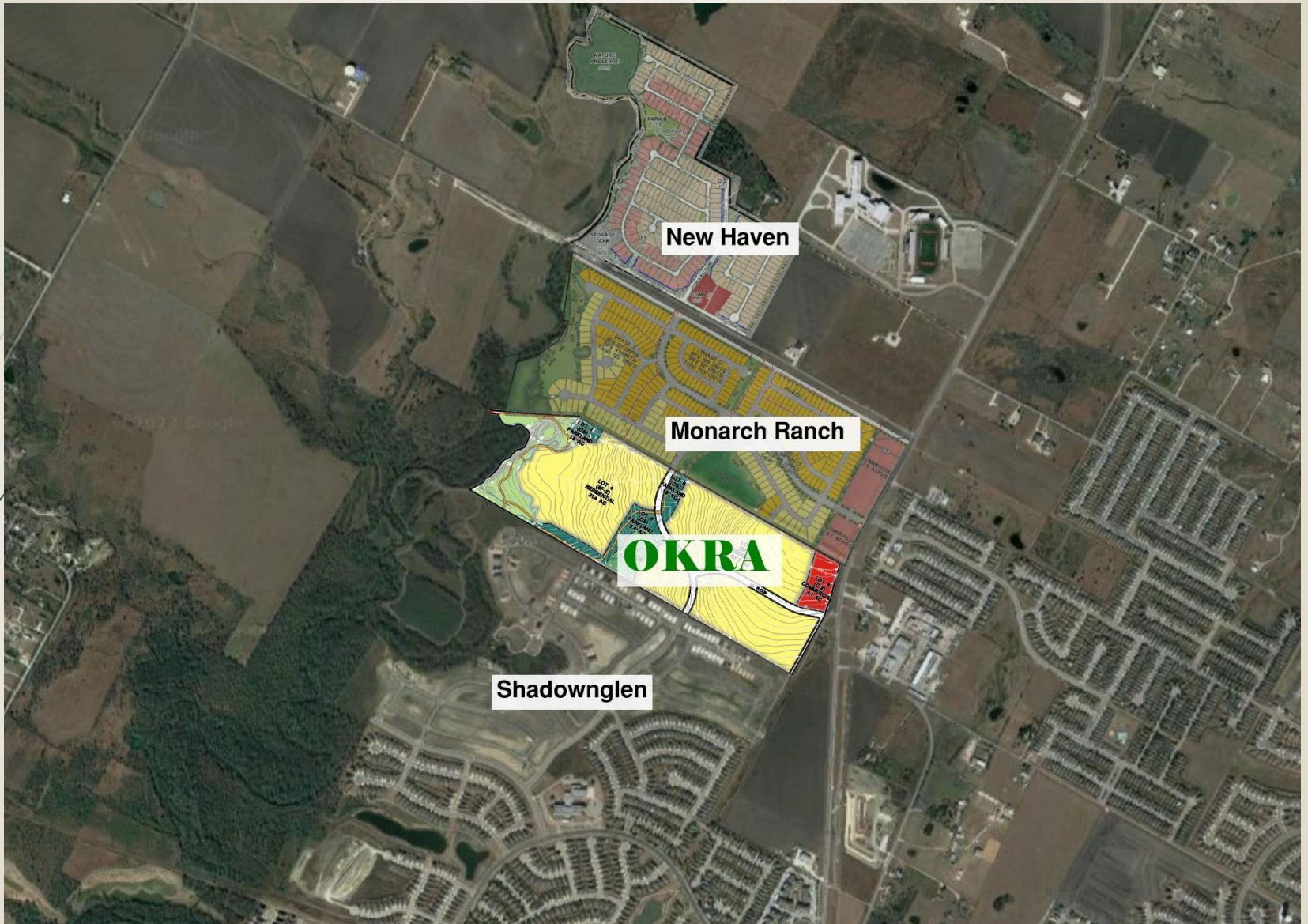


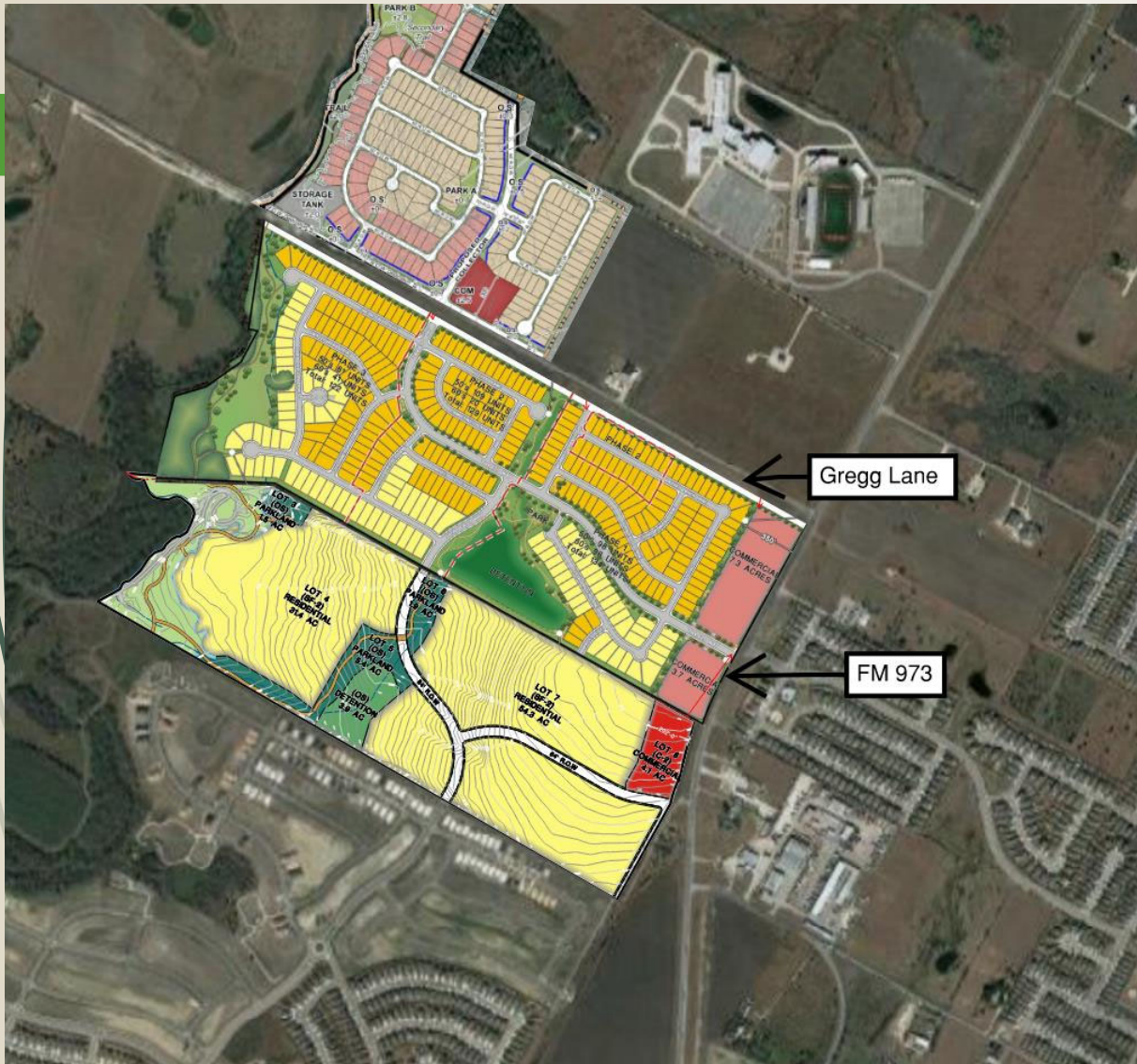
Future Land Use Map

Land Use Descriptions					
	Neighborhoods		Downtown Mixed-Use		Employment
	Mixed-Density Neighborhood		Public/Semi-Public		Commercial Corridor
	Neighborhood Mixed-Use		Parks and Open Space		Community Mixed-Use
			Manor City Limits		Manor ETJ



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community





INTERNAL ROAD IMPROVEMENTS

- 64' Silent Falls Way collector road from Shadowglen to New Haven
- 64' collector road entrance off FM 973



EXTERNAL ROAD IMPROVEMENTS

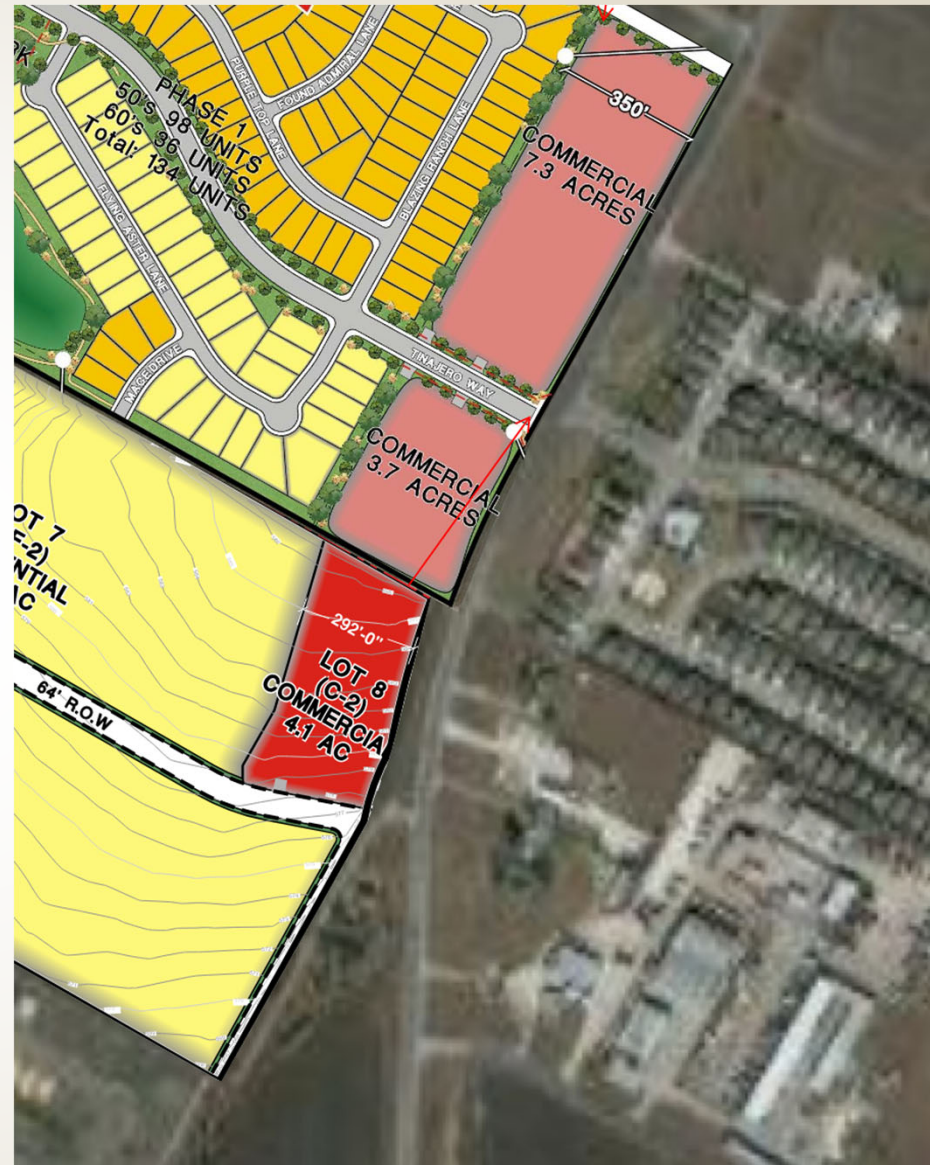
- ▶ Extend the Center Lane that ends at Tinajero Way past Suncrest
- ▶ Add a Right Hand Turn Lane into OKRA

COMMERCIAL – C2

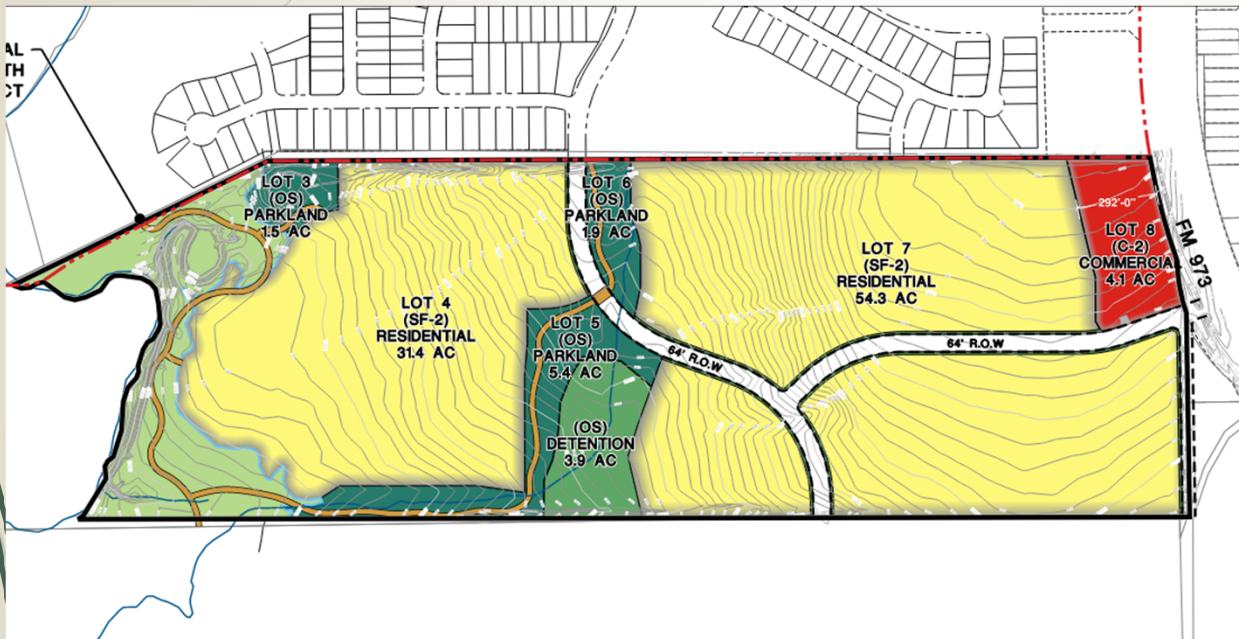
➤ 4.1 acres commercial

The following uses shall be prohibited within the C-2 area of the PUD:

- Amusement (outdoor)
- Automobile Repair (minor)
- Automobile Repair (major)
- Commercial Off-Street Parking
- Contractor's Shop
- Financial Services (alternative)
- Funeral Services
- Kennel
- Laundry Services
- Mini-Storage Warehouse
- Off-Site Accessory Parking
- Pawnshop
- Recreational Vehicle Sales and Rental
- Truck and Trailer Sales and Rental
- Veterinary Service, Large

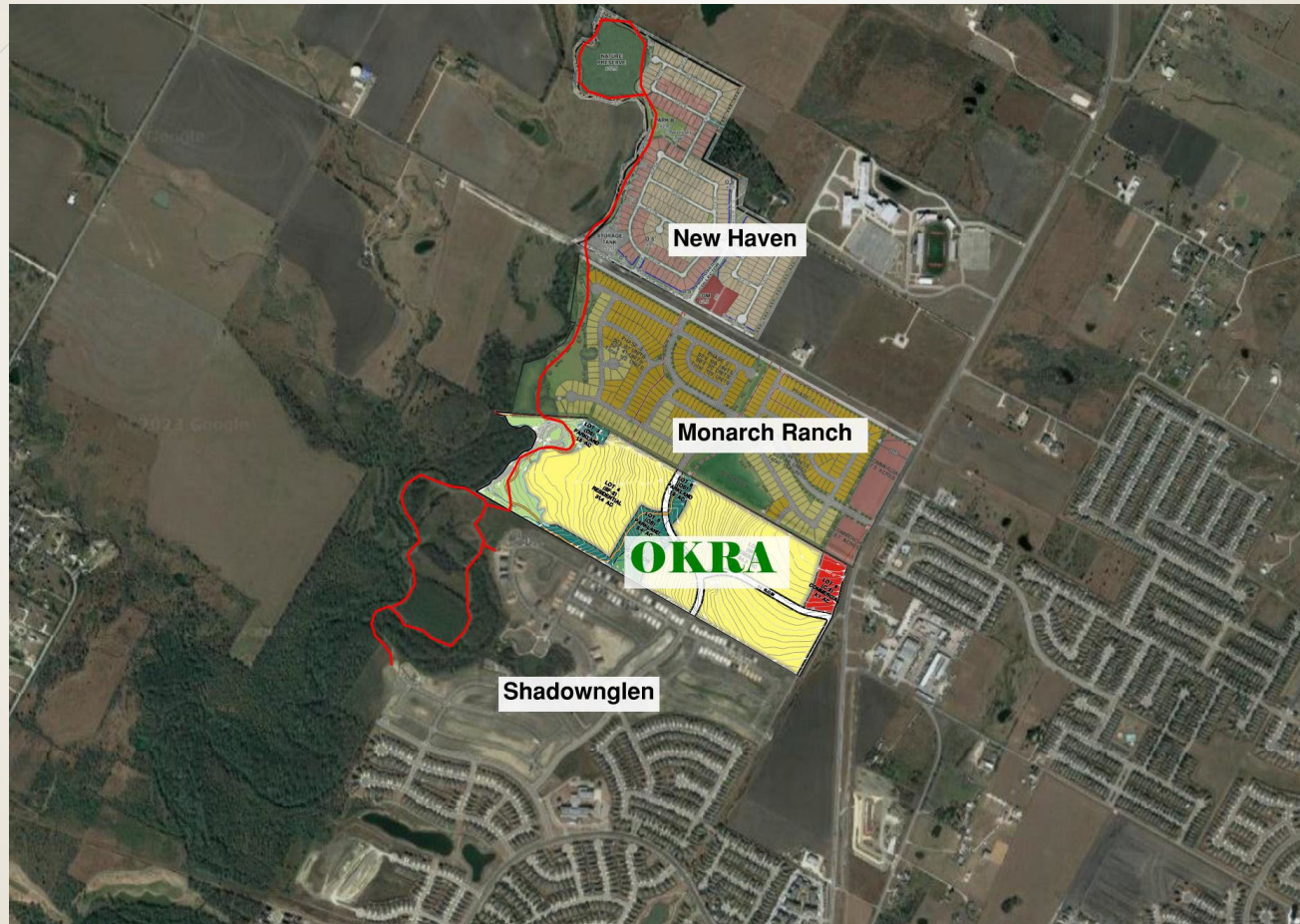


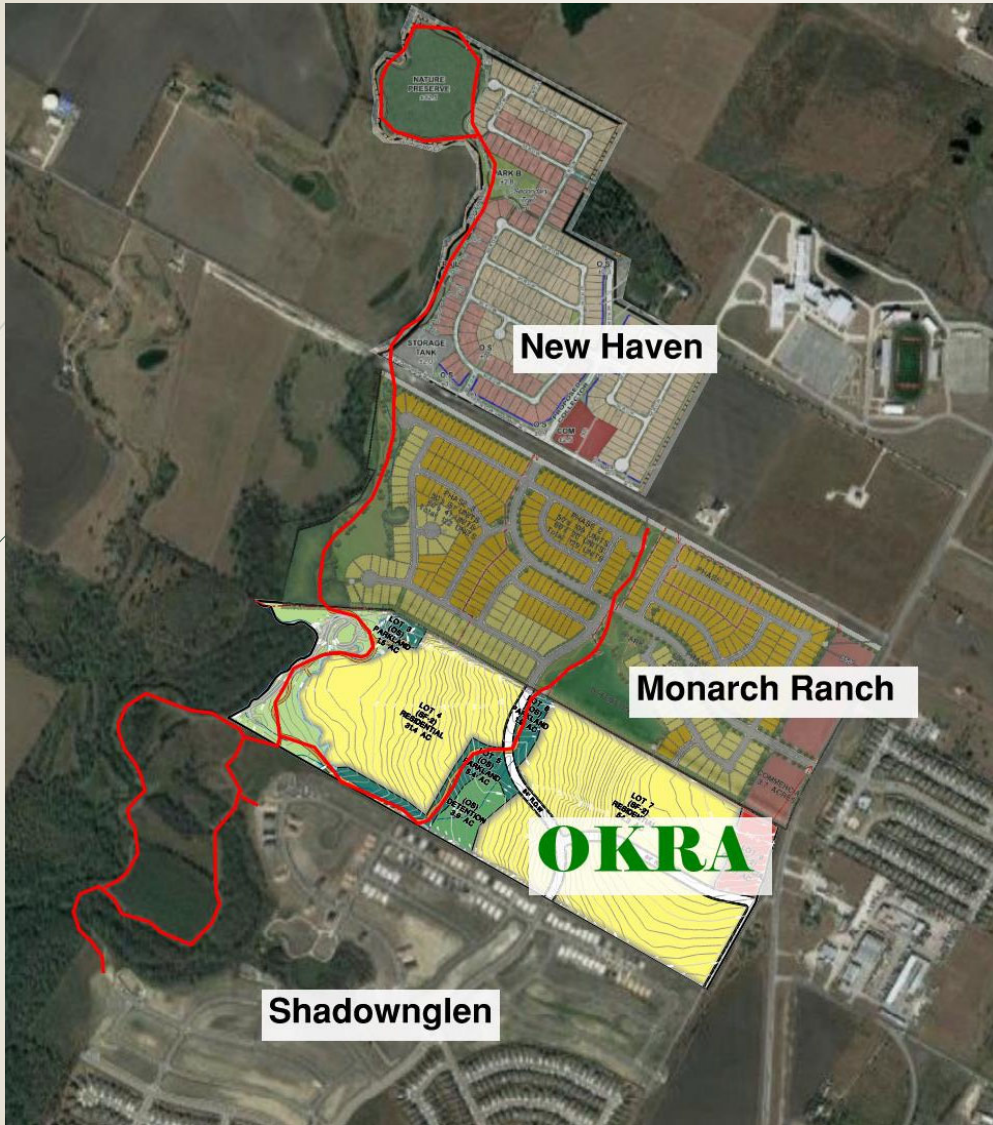
RESIDENTIAL – SF2



- Mixture of 60' and 50' lots
- Lot depth 120 ft
- ~300 homes

PARKLAND REGIONAL





- Regional Trail and Public Park on OKRA maintained by OKRA HOA



Questions?